

Prepared by and Return to:

Orin Clybourn  
4631 Wayne Avenue  
Philadelphia, PA 19144

BRT # 16-1-2605-00;16-1-2606-00; 16-1-2607-00

**This Indenture**, made the 9th day of September, 2011,

**Between**

**WILLIAM PRYOR**

(hereinafter called the Grantor), of the one part, and

**ORIN CLYBOURN**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Ten Thousand Dollars 00/100 (\$10,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, as sole owner

**Street Address: 1617 W. Susquehanna Ave., 1619 W. Susquehanna Ave., and 1621 W. Susquehanna Ave., Philadelphia, PA 19121**

**ALL THOSE THREE CERTAIN** continuous lots or pieces of ground with the buildings and improvements thereon erected; **SITUATE** in the 28th the City of Philadelphia and described as follows, to wit:

**PREMISES "A"**

**ONE THEREOF SITUATE** on the Northwest corner of Susquehanna Avenue and Bancroft Street.

**CONTAINING** in front or breadth on said Susquehanna Avenue 17 feet and extending of that width in length or depth Northward along the West side of Bancroft Street 60 feet to a certain 3 feet wide alley leading Eastward into Bancroft Street.

**BEING** Known as No. 1617 West Susquehanna Avenue.

**PREMISES "B"**

TWO THEREOF SITUATE on the North side of Susquehanna Avenue at the distance of 17 feet Westward from the West side of Bancroft Street.

CONTAINING in front or breadth on said Susquehanna Avenue 16 feet, 5 inches and extending of that width in length or depth Northward 60 feet to certain 3 feet wide alley extending Eastward into Bancroft; Street and Westward into Willington Street.

BEING Known as No. 1619 West Susquehanna Avenue.

PREMISES "C"

AND THE OTHER THEREOF SITUATE on the North side of Susquehanna Avenue Beginning at the distance of Thirty-three feet five inches Westard from the West side of Bancroft Street in the Twenty-eight li Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Susquehanna Avenue, Sixteen feet five inches and extending of that width Northward in length or depth Sixty feet to a certain Three feet Wide alley which runs from said Bancroft Street to Willington Street.

TOGETHER as respects to premises "A" and "B" with the free and common use, right, liberty and privilege of the above described alley at all times hereafter forever.

BEING Known as No.1621 West Susquehanna Avenue.

Being as to Premises "A" and Premises "B" the same premises which William S. Bater by Deed dated 3/6/1980 and recorded 3/21/1980 in Philadelphia County in Deed Book EFP 36 Page 158 conveyed unto Evelyn Pryor, in fee.

Being as to Premises "C" the same premises which Oliver T. Acker by Deed dated 1/28/1940 and recorded 2/5/1940 in Philadelphia County in Deed Book DWH 909 Page 321 conveyed unto Albert Lapenson and Tillie, his wife, in fee.

And the said Tillie Lapenson died on 9/9/1965.

Being as to Premises "C" the same premises which Albert Lapenson by Deed dated 6/5/1985 and recorded 8/7/1985 in Philadelphia County in Deed Book FHS 220 Page 352 conveyed unto Evelyn Pryor, in fee. (\$1.00 consideration)

Being As to Premises "A", Premises "B" and Premises "C" the same premises which Evelyn Pryor by Deed dated 5/1/1994 and recorded 5/24/2010 in Philadelphia County as Document No. 52215016 conveyed unto William Pryor, in fee. (\$1.00 consideration)

**Title to all 3 premises herein is being taken subject to existing liens and judgments.**

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

**And** the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against him, the said Grantor, and his heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will

**Warrant and Forever Defend.**

**In Witness Whereof**, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

**Sealed and Delivered  
in the Presence of Us:**

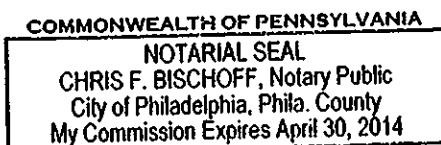
\_\_\_\_\_

William Pryor {SEAL}  
William Pryor

Commonwealth of Pennsylvania } ss  
County of Philadelphia }

On this, the 9th day of September, 2011, before me, the undersigned Notary Public, personally appeared **William Pryor**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

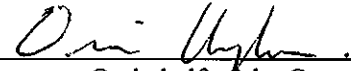
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Chris F. Bischoff  
Notary Public  
My commission expires \_\_\_\_\_

The precise residence and the complete post office  
address of the above-named Grantee is:

4631 Wayne Ave  
Phila. PA 19144



On behalf of the Grantee

# Deed

BRT # 16-1-2605-00;16-1-2606-00; 16-1-  
2607-00

William Pryor

TO

Orin Clybourn

Orin Clybourn  
4631 Wayne Ave.  
Philadelphia, PA 19144

# PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO. PAGE NO.

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

## A. CORRESPONDENT — All inquiries may be directed to the following person:

NAME <b>Orin Clybourn</b>		TELEPHONE NUMBER: AREA CODE ( )	
STREET ADDRESS <b>4631 Wayne Ave.</b>	CITY <b>Philadelphia</b>	STATE <b>PA</b>	ZIP CODE <b>19144</b>

B. TRANSFER DATA		DATE OF ACCEPTANCE OF DOCUMENT: <b>September 9, 2011</b>	
GRANTOR(S)/LESSOR(S) <b>William Pryor</b>		GRANTEE(S)/LESSEE(S) <b>Orin Clybourn</b>	
STREET ADDRESS <b>2212 N. Bancroft St.</b>		STREET ADDRESS <b>4631 Wayne Ave.</b>	
CITY <b>Philadelphia</b>	STATE <b>PA</b>	ZIP CODE <b>19132</b>	CITY <b>Philadelphia</b>
		STATE <b>PA</b>	ZIP CODE <b>19144</b>

C. PROPERTY LOCATION		
STREET ADDRESS <b>1617 W. Susquehanna Ave., 1619 W. Susquehanna Ave., 1621 W. Susquehanna Ave.</b>		CITY, TOWNSHIP, BOROUGH <b>Philadelphia City</b>
COUNTY <b>Philadelphia</b>	SCHOOL DISTRICT	TAX PARCEL NUMBER <b>16-1-2605-00; 16-1-2606-00; 16-1-2607-00</b>


D. VALUATION DATA		
1. ACTUAL CASH CONSIDERATION <b>10,000.00</b>	2. OTHER CONSIDERATION <b>+</b>	3. TOTAL CONSIDERATION <b>= 10,000.00</b>
4. COUNTY ASSESSED VALUE <b>1,280.00</b>	5. COMMON LEVEL RATIO FACTOR <b>X 5.53</b>	6. FAIR MARKET VALUE <b>= 7,078.40</b>

E. EXEMPTION DATA	
1A. AMOUNT OF EXEMPTION <b>Zero</b>	1B. PERCENTAGE OF INTEREST CONVEYED <b>100%</b>

## 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or Intestate succession \_\_\_\_\_  
(NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_.
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_  
Mortgagee (grantor) sold property to Mortgagee (grantee) (Attach copy of prior deed).
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY <b>Orin Clybourn</b> 	DATE <b>September 9, 2011</b>
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# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name

Telephone Number:

William Pryor

Mailing Address

2212 N. Bancroft St.

City

Philadelphia

State

PA

ZIP Code

19132

**B. TRANSFER DATA**

Grantor(s)/Lessor(s)

William Pryor

Mailing Address

2212 N. Bancroft St.

City

Philadelphia

State

PA

ZIP Code

19132

**C. Date of Acceptance of Document 9/9/2011**

Grantee(s)/Lessee(s)

Orin Clybourn

Mailing Address

4631 Wayne Ave.

City

Philadelphia

State

PA

ZIP Code

19144

**D. REAL ESTATE LOCATION**

Street Address: 1617 W. Susquehanna Ave., 1619 W. Susquehanna Ave., 1621 W. Susquehanna Ave.

City, Township, Borough

Philadelphia City

County

Philadelphia

School District

Tax ID: 16-1-2605-00; 16-1-2606-00; 16-1-2607-00

**E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N**

1. Actual Cash Consideration

10,000.00

2. Other Consideration

+

3. Total Consideration

= 10,000.00

4. County Assessed Value

1,280.00

5. Common Level Ratio Factor

X 5.53

6. Fair Market Value

= 7,078.40

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed

Zero

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%

**Check Appropriate Box Below for Exemption Claimed.**☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)☐ Other (Please explain exemption claimed.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

William Pryor

Date

September 9, 2011

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**